

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		WELLINGTON ST, ARLINGTON

## OWNERSHIP

Owner 1:	TABERNER AIMEE LAURA		
Owner 2:			
Owner 3:			
Street 1:	41 WELLINGTON ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

## PREVIOUS OWNER

Owner 1:	GUTHRIE PATRICK -		
Owner 2:	TABERNER AIMEE -		
Street 1:	41 WELLINGTON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1885, having primarily Wood Shingle Exterior and 1318 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	422,200			422,200

Total Card	0.000	422,200			422,200
Total Parcel	0.000	422,200			422,200
Source: Market Adj Cost		Total Value per SQ unit /Card:	320.33	/Parcel:	320.33

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	422,200	0	.		422,200		Year end	12/23/2021
2021	102	FV	409,800	0	.		409,800		Year End Roll	12/10/2020
2020	102	FV	403,700	0	.		403,700	403,700	Year End Roll	12/18/2019
2019	102	FV	387,700	0	.		387,700	387,700	Year End Roll	1/3/2019
2018	102	FV	342,600	0	.		342,600	342,600	Year End Roll	12/20/2017
2017	102	FV	312,100	0	.		312,100	312,100	Year End Roll	1/3/2017
2016	102	FV	312,100	0	.		312,100	312,100	Year End	1/4/2016
2015	102	FV	288,300	0	.		288,300	288,300	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible][illegible]

Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVERSION 1995, Building Number 1.

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1885	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 0	Rating:	Average
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 3				BR:s: 1			Baths: 1		HB 1		

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	35.000000000
Name:	150 - 7108

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	2
Totals			
1	3	1	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>18.6%</b>

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518612
Depreciation:	96462
Depreciated Total:	422151

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$	SQ:	AvRate:	Ind.Val	
Juris. Factor:		Before Depr:	349.95	
Special Features:	0	Val/Su Net:	320.33	
Final Total:	422200	Val/Su SzAd	320.33	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,318	411.710	542,632
Net Sketched Area:		1,318	Total:	542,632
Size Ad	1318 Gross Area		1318 FinArea	1318

### SUB AREA DETAIL

[illegible]

**MOBILE HOME**    Make:    Model:    Serial #    Year:    Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 121.0-0004-0009.B

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

